



**GRASSROOTS**  
REALTY GROUP

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38 4 Avenue SE  
High River, Alberta

MLS # A2348290



**\$415,000**

|                  |                    |               |                  |
|------------------|--------------------|---------------|------------------|
| <b>Division:</b> | Central High River |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | Modular Home       |               |                  |
| <b>Size:</b>     | 950 sq.ft.         | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 2                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | None, On Street    |               |                  |
| <b>Lot Size:</b> | 0.05 Acre          |               |                  |
| <b>Lot Feat:</b> | Back Lane          |               |                  |

|                    |                                                                                |                   |     |
|--------------------|--------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl                                                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | None                                                                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | See Remarks                                                                    | <b>Zoning:</b>    | TND |
| <b>Foundation:</b> | Piling(s)                                                                      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |                   |     |

**Inclusions:** n/a

BRAND NEW HOME IN AN UNBEATABLE LOCATION! This beautifully designed 2-bedroom, 2-bathroom home offers stylish, modern living with the convenience of having everything you need on one level. Located on a mature, tree-lined and quiet street, you're just a short walk from downtown, all three levels of schools, shopping, parks, and the recreation centre. Step inside to a bright and welcoming living room with south-facing windows that fill the space with sunshine. The deluxe kitchen is both stylish and functional, featuring quartz countertops, upgraded cabinetry and hardware, and a large island—perfect for everyday living and entertaining. Both bedrooms are generously sized, with the primary bedroom offering the added comfort of a 3-piece ensuite. Outside, a charming covered front porch creates a warm and inviting entrance while overlooking the beautifully landscaped front yard. A fantastic opportunity to own a brand-new home with a new home warranty, in a mature, established neighbourhood with exceptional walkability and small-town charm!